

CITY OF BEAVERTON

PLANNING COMMISSION

FINAL AGENDA

BEAVERTON CITY HALL
COUNCIL CHAMBERS
4755 SW GRIFFITH DRIVE
BEAVERTON, OR 97005

AUGUST 2, 2000

7:00 P.M.

CALL TO ORDER

ROLL CALL

VISITORS

STAFF COMMUNICATION

OLD BUSINESS

CONTINUANCES

1. **CPA 99-00025 - COMPREHENSIVE PLAN LAND USE ELEMENT**

(Continued from June 21, 2000)

Notice of the initial hearing on this proposal was originally provided on December 17, 1999. The Planning Commission conducted hearings on the proposal on January 19 and March 15, 2000. The Planning Commission hearings will be continued on April 12, 2000. As originally described, "The proposed amendment will replace the existing Land Use Element. The proposal intends to complete Metro requirements related to land use requirements in local jurisdiction comprehensive plans. Both map and text changes will be included in the proposal." Metro Code Section 3.07.130 requires local governments identify Design Type Boundaries. The proposed amendment modifies the Land Use Element to more specifically identify the Metro Design Types, to specify boundaries and to collate common policies among the design types. Existing language will be modified to the extent that information can be made more clear, concise or consistent with other sections of the same element. In addition, the proposed amendment may:

- Remove references to the City's housing program and relocate them to the Housing/Economy Element;
- Remove references to the City's Urban Services Area and relocate them to the Public Services Element;
- Amend the Comprehensive Plan map to coincide with Land Use Element text changes; and
- Place text provisions related to specific sub-areas of the City, such as the Downtown and the Murray/Scholls Town Center, in separate documents as addenda to the Comprehensive Plan.

2. **RZ99-00020 - CORNELL ROAD REZONE OF TAX LOT 100**

(Continued from July 26, 2000)

Request for approval of a Rezone (RZ) to change the City's zoning designation from Office Commercial (OC) to Community Service (CS) on an approximately 2-acre parcel located on the north side of Cornell Road, between 167th Place and Twin Oaks Drive. The development proposal is located on Assessor's Map 1N1-31AA, on Tax Lot 100, and is currently zoned Office Commercial (OC). The site is approximately 2.37 acres in size.

NEW BUSINESS

PUBLIC HEARINGS

1. **CITY LIBRARY CUP APPROVAL CONDITION MODIFICATION**

The following land use application has been submitted for a modification to a previously approved Conditional Use Permit for the new City Library at 4950 SW Hall Boulevard. The site is zoned Urban High Density (R-1) and is approximately 4.5 acres.

A. **CUP2000-0018: Conditional Use Permit**

The applicant requests approval of a Conditional Use Permit (CUP) to modify a previous condition of approval of the new library that requires the City to construct a left turn lane within SW Fifth Street. The left turn lane was intended to provide for left turns at the intersection of SW Fifth Street and Tucker Street. The proposed modification is to delete the left turn lane from the plan and to instead provide a driveway to the library parking lot from SW Fifth Street, near the east property line. Other parking lot and landscape design changes are proposed in association with the modification. The Planning Commission will review this proposal through a public hearing.

2. **HALL AND METZ PROPERTY**

A. **CPA 2000-0004**

An amendment to the Comprehensive Plan Map changing from Urban Medium Density Residential to Urban High Density Residential.

B. **RZ 2000-0007**

An amendment to the Zoning Map changing from R-2 zoning allowing a maximum one unit per 2000 square feet of land area, to R-1 zoning which allows one unit per 1000 square feet of land area. The site is located on the east side of SW Hall Blvd., between Metz and Sussex Streets and is approximately 0.67 acres in size. Map 1S1-22BC; Tax Lots 500; 601, and 603.

APPROVAL OF MINUTES FOR JULY 12, 2000

APPROVAL OF ORDERS

MISCELLANEOUS BUSINESS

DIRECTOR'S REPORT

Agenda items will not necessarily be heard in the order presented above.

THIS INFORMATION IS AVAILABLE IN LARGE PRINT OR AUDIO TAPE UPON REQUEST. IN ADDITION, ASSISTED LISTENING DEVICES, SIGN LANGUAGE INTERPRETERS, OR QUALIFIED BILINGUAL INTERPRETERS WILL BE MADE AVAILABLE AT ANY PUBLIC MEETING OR PROGRAM WITHIN 72 HOURS ADVANCE NOTICE. TO REQUEST THESE SERVICES, PLEASE CALL 526-2348 OR 526-2222/VOICE/TDD.